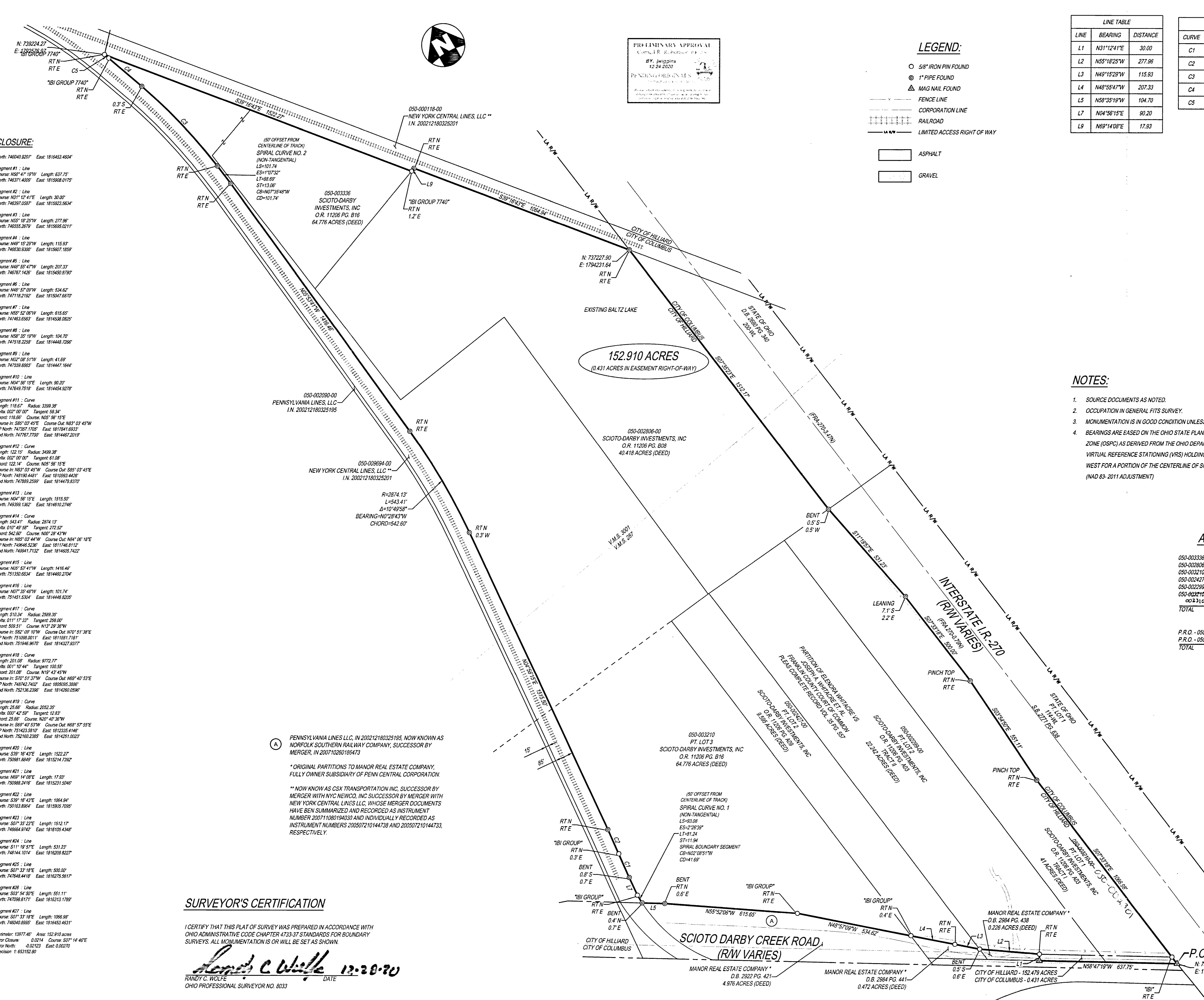


INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



PRELIMINARY APPROVAL
 BY: JAWG/PLS
 12/24/2020
 PENDING FOR FINAL

LEGEND:

- 5/8" IRON PIN FOUND
- ⊙ 1" PIPE FOUND
- △ MAG NAIL FOUND
- FENCE LINE
- CORPORATION LINE
- RAILROAD
- LIMITED ACCESS RIGHT OF WAY
- ▭ ASPHALT
- ▭ GRAVEL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N31°12'41"E	30.00
L2	N55°18'25"W	277.96
L3	N49°15'29"W	115.93
L4	N48°55'47"W	207.33
L5	N58°35'19"W	104.70
L7	N04°56'15"E	90.20
L9	N69°14'08"E	17.93

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	3399.38	118.67	2°00'00"	N05°56'15"E	118.66
C2	3499.38	122.15	2°00'00"	N05°56'15"E	122.14
C3	2589.35	510.34	11°17'33"	N13°29'36"W	509.51
C4	9772.77	201.08	1°10'44"	N19°43'45"W	201.08
C5	2052.35	25.66	0°42'59"	N20°40'36"W	25.66

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN GENERAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE (OSPC) AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS) HOLDING A BEARING OF NORTH 58°47'19" WEST FOR A PORTION OF THE CENTERLINE OF SCIOTO DARBY CREEK ROAD. (NAD 83- 2011 ADJUSTMENT)

ACREAGE BREAKDOWN

050-003336	8.541 ACRES
050-002806	40.689 ACRES
050-003210	56.138 ACRES
050-002427	9.597 ACRES
050-002299	22.244 ACRES
050-003210	15.701 ACRES
TOTAL	152.910 ACRES

P.R.O. - 050-002299	0.204 ACRES
P.R.O. - 050-003210	0.227 ACRES
TOTAL	0.431 ACRES

RECEIVED
 JAN 04 2021
 Franklin County Engineer
 Council R. Robertson, P.L., P.S.

CLOSURE:

- North: 746040.9207 East: 1816453.4604
- Segment #1 : Line
 Course: N58°47'19"W Length: 637.75
 North: 746371.4059 East: 1815906.0175
- Segment #2 : Line
 Course: N31°12'41"E Length: 30.00
 North: 746397.6587 East: 1815923.5604
- Segment #3 : Line
 Course: N55°18'25"W Length: 277.96
 North: 746355.2679 East: 1815959.0211
- Segment #4 : Line
 Course: N49°15'29"W Length: 115.93
 North: 746360.8300 East: 1815907.1859
- Segment #5 : Line
 Course: N48°55'47"W Length: 207.33
 North: 746787.1436 East: 1815450.8790
- Segment #6 : Line
 Course: N48°57'09"W Length: 534.62
 North: 74718.2192 East: 1815047.6870
- Segment #7 : Line
 Course: N55°52'06"W Length: 615.65
 North: 74163.6583 East: 1814538.0825
- Segment #8 : Line
 Course: N58°35'19"W Length: 104.70
 North: 74715.2258 East: 1814448.7268
- Segment #9 : Line
 Course: N02°08'51"W Length: 41.69
 North: 747559.8885 East: 1814447.1644
- Segment #10 : Line
 Course: N04°56'15"E Length: 90.20
 North: 74760.7518 East: 1814454.9278
- Segment #11 : Curve
 Length: 118.67 Radius: 3399.38
 Delta: 002°00'00" Tangent: 59.34
 Chord: 118.66 Course: N05°56'15"E
 Course In: S85°03'45"E Course Out: N83°03'45"W
 RP North: 74751.1025 East: 181741.0832
 End North: 74767.7700 East: 1814467.2019
- Segment #12 : Curve
 Length: 122.15 Radius: 3499.38
 Delta: 002°00'00" Tangent: 61.08
 Chord: 122.14 Course: N05°56'15"E
 Course In: N83°03'45"W Course Out: S85°03'45"E
 RP North: 74819.4481 East: 1810993.4426
 End North: 74789.2599 East: 1814479.8370
- Segment #13 : Line
 Course: N04°56'15"E Length: 151.50
 North: 748399.1362 East: 1814610.2746
- Segment #14 : Curve
 Length: 543.41 Radius: 2874.13
 Delta: 010°49'58" Tangent: 272.52
 Chord: 542.50 Course: N00°28'43"W
 Course In: N85°03'44"W Course Out: N84°06'18"E
 RP North: 74846.5226 East: 1811746.8112
 End North: 74941.7132 East: 1814605.7422
- Segment #15 : Line
 Course: N05°53'47"W Length: 1416.40
 North: 751530.6534 East: 1814460.2704
- Segment #16 : Line
 Course: N07°35'46"W Length: 101.74
 North: 751451.5334 East: 1814448.8205
- Segment #17 : Curve
 Length: 510.34 Radius: 2589.35
 Delta: 011°17'33" Tangent: 256.00
 Chord: 509.51 Course: N13°29'36"W
 Course In: S82°03'10"W Course Out: N70°51'38"E
 RP North: 751098.0011 East: 1811081.7181
 End North: 751946.9670 East: 1814327.9377
- Segment #18 : Curve
 Length: 201.08 Radius: 9772.77
 Delta: 001°10'44" Tangent: 103.55
 Chord: 201.08 Course: N19°43'45"W
 Course In: S70°51'37"W Course Out: N69°40'53"E
 RP North: 748742.7402 East: 1808095.3886
 End North: 752136.2386 East: 1814260.0596
- Segment #19 : Curve
 Length: 25.66 Radius: 2052.35
 Delta: 007°42'59" Tangent: 12.83
 Chord: 25.66 Course: N20°40'36"W
 Course In: S69°47'53"W Course Out: N68°57'55"E
 RP North: 751423.5810 East: 1812335.4146
 End North: 752160.2385 East: 1814251.0231
- Segment #20 : Line
 Course: S39°15'43"E Length: 1522.27
 North: 750981.8649 East: 1815214.7392
- Segment #21 : Line
 Course: N69°14'08"E Length: 17.93
 North: 750988.2416 East: 1815231.5046
- Segment #22 : Line
 Course: S39°15'43"E Length: 1064.94
 North: 750163.8864 East: 1815905.7095
- Segment #23 : Line
 Course: S07°35'23"E Length: 1512.17
 North: 748664.9142 East: 1816105.4348
- Segment #24 : Line
 Course: S11°19'57"E Length: 531.23
 North: 748144.1014 East: 1816209.8227
- Segment #25 : Line
 Course: S07°33'18"E Length: 500.00
 North: 747843.4418 East: 1816275.5617
- Segment #26 : Line
 Course: S03°54'50"E Length: 551.11
 North: 747096.6171 East: 1816313.1789
- Segment #27 : Line
 Course: S07°33'18"E Length: 1086.89
 North: 746040.9207 East: 1816453.4611
- Perimeter: 13977.46 Area: 152.910 Acres
 Error Closure: 0.0214 Course: S07°14'46"E
 Error North: 0.02123 East: 0.02270
 Precision: 1: 653152.80

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR WILL BE SET AS SHOWN.

Randy C. Wolfe 12-20-20
 RANDY C. WOLFE DATE
 OHIO PROFESSIONAL SURVEYOR NO. 8033

ORIGINAL PARTITIONS TO MANOR REAL ESTATE COMPANY, FULLY OWNER SUBSIDIARY OF PENN CENTRAL CORPORATION.

** NOW KNOWN AS CSX TRANSPORTATION INC, SUCCESSOR BY MERGER WITH NYC NEWCO, INC SUCCESSOR BY MERGER WITH NEW YORK CENTRAL LINES LLC, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS INSTRUMENT NUMBER 200711880194030 AND INDIVIDUALLY RECORDED AS INSTRUMENT NUMBERS 200507210144738 AND 200507210144733, RESPECTIVELY.

THE KLEINGERS GROUP

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.kleingers.com
 350 Worthington Rd
 Suite B
 Westerville, OH 43082
 614.882.4311

SEAL: STATE OF OHIO
 RANDY C. WOLFE
 8033 REGISTERED PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	11-30-20	BOUNDARY SURVEY - ARI
2	12-16-20	COUNTY COMMENTS - ARI

BOUNDARY SURVEY
152.910 ACRES
 VIRGINIA MILITARY SURVEY NOS. 287 & 3001
 CITY OF HILLIARD
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

PROJECT NO. 200513VSD000
 DATE: 11-30-2020

SCALE: 1" = 200'
 0 100 200 400

SHEET NAME:
SCIOTO-DARBY INVESTMENTS, INC.

SHEET NO.
1 OF 1